

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
55	-57	NEWCOMB ST, ARLINGTON

## OWNERSHIP

OWNERSHIP			Unit #:	
Owner 1:	CARROLL ANDREW J			
Owner 2:				
Owner 3:				
Street 1:	55 NEWCOMB STREET			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry	Own Occ: N	
Postal:	02474		Type:	

### PREVIOUS OWNER

Owner 1:	NAROIAN JEFFREY R & SUZY -		
Owner 2:	-		
Street 1:	55 NEWCOMB STREET		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

## NARRATIVE DESCRIPTION

This parcel contains .082 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2035 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3562		Sq. Ft.	Site		0	80.	1.48	1									421,487						421,500	
Total AC/HA: 0.08177			Total SF/SM: 3562		Parcel LUC: 104		Two Family		Prime NB Desc		ARLINGTON						Total: 421,487		Spl Credit				Total: 421,500				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	3562.000	534,000	800	421,500	956,300		7575
							GIS Ref
							GIS Ref
Total Card	0.082	534,000	800	421,500	956,300	Entered Lot Size	
Total Parcel	0.082	534,000	800	421,500	956,300	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		469.93	/Parcel: 469.93	Land Unit Type:	Insp Date

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	104	FV	534,000	800	3,562.	421,500	956,300		Year end	12/23/2021	PRINT	
2021	104	FV	509,800	800	3,562.	421,500	932,100		Year End Roll	12/10/2020		Date
2020	104	FV	509,800	800	3,562.	421,500	932,100	932,100	Year End Roll	12/18/2019	12/29/21	19:03:46
2019	104	FV	381,200	800	3,562.	447,800	829,800	829,800	Year End Roll	1/3/2019	LAST REV	
2018	104	FV	381,200	0	3,562.	326,700	707,900	707,900	Year End Roll	12/20/2017	Date	Time
2017	104	FV	357,500	0	3,562.	284,500	642,000	642,000	Year End Roll	1/3/2017	07/19/18	14:44:4
2016	104	FV	357,500	0	3,562.	242,400	599,900	599,900	Year End	1/4/2016	apro	
2015	104	FV	318,500	0	3,562.	237,100	555,600	555,600	Year End Roll	12/11/2014		

## SALES INFORMATION

## TAX DISTRICT

[illegible]

**PAT ACCT.**

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2017	MEAS&NOTICE	HS	Hanne S
2/7/2009	Meas/Inspect	197	PATRIOT
9/20/2006	Permit Visit	BR	B Rossignol
11/1/1999	Inspected	267	PATRIOT
9/23/1999	Mailer Sent		
9/23/1999	Measured	263	PATRIOT
10/1/1991		PM	Peter M

**Sign:** VERIFICATION OF VISIT NOT DATA      \_\_\_\_/\_\_\_\_/\_\_\_\_



***Patriot***  
Properties Inc.

## USER DEFINED

Prior Id # 1:	7575
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

